

Attachment A: Scope of Services and Fee Estimate

Claunch, Erin

From: Jim Gappa [jgappa@m-m.net]
Sent: Sunday, June 27, 2010 2:43 PM
To: Claunch, Erin
Subject: 6th Ave. N. to Bench Blvd. - Billings, Appraisal Cost Estimate
Attachments: Engineer Fee Estimate for Additional ROW Services_01.pdf

Hi, Erin.

Attached is the estimated cost estimate for Chuck Rutherford to appraise each additional area as MDT has directed him to do for appraisal purposes.

MMI additional expenses are estimated at: \$417.00
Sub-consultant (Rutherford & Associates) additional expenses are estimated at: \$2,500. Original estimate was \$9,200.00.

The total is estimated additional costs is: \$2,917.00

Let me know if you need anything further.

Thanks.

Jim M. Gappa, P.E.
Senior Transportation Engineer
[Morrison - Maierle, Inc.](#)
315 N. 25th Street, Suite 102
Billings, MT 59101
Direct: (406) 237 - 1254
Cell: (406) 850 - 2530
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RUTHERFORD & ASSOCIATES APPRAISALS, INC.

REAL ESTATE APPRAISERS • CONSULTANTS
2320 THIRD AVENUE NORTH • BILLINGS, MONTANA 59101
PHONE (406) 245-5400 • FAX (406) 656-7845 • E-MAIL crutherford@imt.net

CHARLES R. RUTHERFORD, MAI
CERTIFIED GENERAL REAL ESTATE APPRAISER



June 16, 2010

Jim M. Gappa, P.E.
Morrison Maierle, Inc.
315 N. 25th Street, Suite 102
Billings, MT 59101

RE: Appraisal of: Federal Aid Project No. MT-CM 1099(32)
6th Ave N to Bench Blvd - Blgs
Yellowstone County, MT

Dear Mr. Gappa:

In accordance with your request, I am happy to submit a proposal for an appraisal of the above referenced real property.

IDENTIFICATION OF THE PROBLEM

Client:	Morrison Maierle, Inc.
Intended User(s):	Morrison Maierle, Inc. and the property owner.
Intended Use:	Analysis of just compensation in partial acquisition proceedings.
Type of Opinion:	Market value.
Effective Date:	To be determined; last date of inspection.
Relevant Characteristics:	
• Address:	Exposition Drive/Main Street/Airport Road/Bench Boulevard, Billings, MT
• Legal:	Long legal descriptions.
• Interest:	Fee simple estate.
• Improvements:	All improvements disturbed during construction will be replaced.
• Site:	Four parcels ranging from 3.73 acres to 152.47 acres.
• Zoning:	Public and Highway Commercial
• Current Use:	Metra Park/Yellowstone County Fair Grounds.
Assignment Conditions:	The appraisals will be presented in a modified before and after narrative format in a single report.

SCOPE OF WORK PLAN

- Observe the subject site, structural improvement and site improvements;
- Review the right-of-way maps and construction plans associated with the road project;
- Observe the uses surrounding the subject property and those present within the subject neighborhood;
- Gather information on the supply of and demand for properties similar to the subject;
- Conduct a highest and best use analysis;
- Search for sales of vacant land parcels similar to the subject;
- Research and verify comparable information from Rutherford & Associates data base, the Billings Multiple Listing Service and other sources;
- Analyze the data and apply the Sales Comparison Approach to estimate the market value of the subject property;
- Prepare a narrative report of the assignment results.
- Change orders will require additional time and fees.

The appraisal will be developed and the report prepared in accordance with the Uniform Standards of the Professional Appraisal Practice (USPAP) and the Code of Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

I will furnish you with five (5) copies of the appraisal report; additional reports are \$100.00 each. My fee for the appraisals and reports will not exceed:

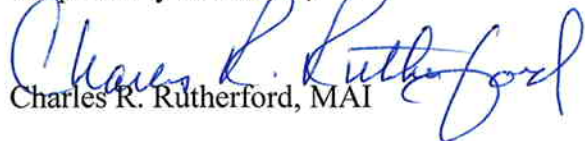
Id	Self Contained Report	Summary Report	Restricted Use Report
Metra Park		\$11,700	

A retainer in the amount of \$0 must be paid to this office before I begin the assignment. A bill for 50% of the fee will be presented and immediate payment will be requested at the time the reports are completed and delivered and the remaining 50% of the fee will be requested at the time the reports are accepted.

Appraisals are scheduled on a first come, first served basis. I will schedule the preparation of the appraisals upon receipt of a signed copy of this engagement letter. If you have any questions about anything contained in this letter, please give me a call at 406-245-5400.

Thank you for the opportunity to be of service.

Respectfully submitted,


Charles R. Rutherford, MAI

Acceptance of Engagement Letter

By:  Date: 6/18/10

		Senior Engineer I		Design Engineer I		Total		Tech Charge		Subconsultant		Total Expenses		Total Cost	
		Hours	Cost at	Hours	Cost at	Hours	Cost	Hour	Cost	LS	Cost				
			\$ 114		\$ 96				\$ 5.00		1.00				
10	Project Management														
11	Project Management	1	\$ 114		\$ -	1	\$ 114	1	\$ 5		\$ -	\$ -	\$ 5	\$ -	\$ 119
12			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
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14			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
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19			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	Total Project Management	1	\$ 114	0	\$ -	1	\$ 114	1	\$ 5	\$ -	\$ -	\$ -	\$ 5	\$ -	\$ 119
39	Geotechnical		\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
40	Design														
41	Calculation of Areas		\$ -	1	\$ 96		\$ 96		\$ -		\$ -	\$ -	\$ -	\$ -	\$ 96
42	CADD Drawings		\$ -	2	\$ 192	2	\$ 192	2	\$ 10		\$ -	\$ -	\$ 10	\$ -	\$ 202
43			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
44			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
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49			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
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50	Construction Administration														
51			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
52			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
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	Total Construction Administration	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60	Project Closeout														
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62			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
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68			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
69			\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	Total Closeout	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
88	Quality Assurance		\$ -		\$ -	0	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL PROJECT	1	\$ 114	3	\$ 288	3	\$ 402	3	\$ 15	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ 417